This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $370,000.00.

Affiant

Subscribed and sworn before me this the 4th day of May, 2021.

Notary Public
My commission expires: 1/24/22

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

Karen Johnson Davidson County
Batch# 637548 DEEDWARR
05/17/2021 10:47:05 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20210517-0065918

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Cavan McCann & Jennifer McCann 3013 Ballenger Drive Nolensville, TN 37135	New Owner	082-03-0D 001.00

Jessica Joy Tammaro
Tyler Horner

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JONATHAN D. GREER AND KARA L. GREER, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **CAVAN MCCANN AND JENNIFER MCCANN, HUSBAND AND WIFE, TENANTS BY THE ENTIRETY, A 50% UNDIVIDED INTEREST AND JESSICA JOY TAMMARO AND TYLER HORNER, WIFE AND HUSBAND, TENANTS BY THE ENTIRETY, A 50% UNDIVIDED INTEREST** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1 as described in the Declaration of Covenants, Conditions and Restrictions for FIRST NORTH TOWNHOMES, appearing of record in Instrument No. 20150909-0091653, in the Register's Office for Davidson County, Tennessee, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee, as amended by the First Amendment to the Declaration of Covenants, Conditions and Restrictions for the First North Townhomes, of record in Instrument No. 20150914-0093197 and as amended and restated in Instrument No. 20160505-0044701, said Register's Office, the easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners, and tenants of First North Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration of record in Instrument No. 20150909-0091653, and as amended and restate in Instrument No. 20160505-0044701, said Register's Office, as amended by First Amendment of record in Instrument No. 20150914-0093197 and as amended and restate in Instrument No. 20160505-0044701, said Register's Office, the plat filed as Exhibit A and B to said First Amendment of said Declaration and By-Laws appended thereto as Exhibit D of said First Amendment appearing of record in Instrument No. 20150914-0093197 and Instrument No. 20160505-0044701, said Register's Office are incorporated hereby for reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jonathan D. Greer and Kara L. Greer, husband and wife, by deed dated 10/31/2016, from Urban South Group, LLC, of record in Instrument No. 20161107-0117456, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1035 Dickerson Pike, Nashville, TN 37207.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 3rd day of May, 2021.

X Jonathan D Greer
Jonathan D. Greer

X Kara L Greer
Kara L. Greer

STATE OF Virginia

COUNTY OF Fairfax

Ameenha Hafeesah Guillory
REGISTRATION NUMBER
7889093
COMMISSION EXPIRES
June 30, 2024

My Commission Expires
06/30/2024

Registration Number
7889093

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jonathan D. Greer and Kara L. Greer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of May, 2021.

My commission expires: 06/30/2024

Notary Public

Notarized online using audio-video communication